

Know all Men by these Presents,

That ELM REALTY COMPANY

013750

NO TRANSFER
TAX PAID

a corporation organized and existing under the laws of the State
of Maine and located at Waterville

in the County of Kennebec and State of Maine

in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATIONS,

paid by HAROLD D. MARDEN, of Albion, County of Kennebec, State of Maine,

and whose mailing address is Hussey Road, Albion, Maine

the receipt whereof it does hereby acknowledge, does hereby give.

grant, bargain, sell and convey, unto the said HAROLD D. MARDEN, his

heirs and assigns forever,

~~xxxxxxx xxxxxx parcel xxx of land~~

Three certain lots or parcels of land situated in ~~Waterville~~, County of Kennebec and State of Maine, more particularly bounded and described as follows:

PARCEL #1

Beginning at a point at the northwest corner of land presently owned by the within grantee, which point is 238 feet northerly of the northwest corner of land formerly of Marc J. Vigue, now of the within grantee; thence northerly and parallel with the westerly line of a certain 33 foot right of way as delineated on a plan of Libby Heights dated August 7, 1965 and made by R.G. Knowlton, C.E. and situated on the easterly side of the within described parcel, a distance of 100 feet to a point; thence at a right angle easterly a distance of 98 feet to a point situate on the westerly line of said right of way; thence southerly along said westerly line of said right of way a distance of 100 feet to the northerly line of the within grantee; thence westerly along said grantee's northerly line a distance of 98 feet to the point of beginning.

PARCEL #2

Beginning at the southeast corner of the lot described as Parcel #1 above; thence northerly along the easterly line of said Parcel #1 a distance of 100 feet to a point being the northeast corner of said Parcel #1; thence turning a right angle and in an easterly direction 33 feet to a point; thence southerly and parallel to the easterly line of said Parcel #1 a distance of 100 feet to a point on the northerly line of land belonging to the within grantee; thence westerly 33 feet along the northerly line of the within grantee to the point of beginning. The covenants of warranty, freedom from all encumbrances, good right to sell and convey and of lawful seizen in this deed shall not apply to this second described parcel in this deed and this conveyance in so far as it relates to Parcel #2 shall have the force and effect of a quit claim deed.

PARCEL #3

Beginning at a point in the westerly right of way line of College Avenue, at the northeasterly corner of premises presently owned by the within Grantee, Harold D. Marden; thence in a general north-westerly direction along the northeasterly boundary of premises of the within Grantee, Harold D. Marden, a distance of 214.5 feet,

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more or less, to a point; thence at a right angle and in a general northeasterly direction a distance of 16 feet to a point; thence in a general southeasterly direction and 16 feet parallel to the northeasterly boundary line of premises of the within Grantor a distance of 214.5 feet, more or less, to a point in the westerly right of way line of College Avenue; thence in a general southerly direction along the westerly right of way line of College Avenue a distance of 16 feet to the point of beginning. The covenants of warranty, freedom from all encumbrances, good right to sell and convey and of lawful seizen in this deed shall not apply to this third parcel in this deed and this conveyance as it relates to Parcel #3 shall have the force and effect of a quit-claim deed.

Meaning and intending hereby to convey a portion of the premises acquired by L & R Realty Company, Inc. by deed of Harold A. Labbe, et al recorded in Kennebec County Registry of Deeds in Book 1435, Page 511. The name of L & R Realty Company, Inc. was changed to Elm Realty Company by Articles of Amendment filed with the Secretary of State on May 7, 1976.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said HAROLD D. MARDEN, his

heirs and assigns, to his and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the successors said Grantee, its ~~heirs~~ and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee,

his heirs and assigns forever, against the lawful claims and demands of all persons.

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In Witness Whereof, the said Elm Realty Company
 has caused this instrument to be sealed with its corporate seal
 and signed in its corporate name by Lewis J. Rosenthal,
 , its Vice President ,
 thereunto duly authorized, this 1st day of Sept.
 in the year one thousand nine hundred and seventy-seven.

Signed, Sealed and Delivered
in presence of

Elm Realty Company
 (CORPORATE NAME)

Albert L. Bernier

By

Lewis J. Rosenthal
 Its Vice President

(CORPORATE SEAL)

State of Maine

County of

Kennebec

ss.

Sept 1

1977

Then personally appeared the above named Lewis J. Rosenthal
 Vice President , of said Grantor
 Corporation as aforesaid, and acknowledged the foregoing instrument
 to be his free act and deed in his said capacity, and the free act
 and deed of said corporation.

Before me,

RECEIVED KENNEBEC SS.

1989 JUN 29 AM 9:00

TEST: Albert L. Bernier
 REGISTER OF DEEDS

Albert L. Bernier

~~Justice of the Peace.~~
~~Notary Public.~~
 Attorney at Law.

ALBERT L. BERNIER